

DRAFTED BY

AND RETURN TO:

Moss & Barnett (AAD)

150 South Fifth Street, Suite 1200

Minneapolis, MN 55402-4129

(Tenant Lease Name: **MINC Portland**)

(Bloomington Lease Name: **Valley View Park – Verizon**)

(Prepared by Cheryl S. Sheldon, Telephone No. (612) 877-5392)

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MEMORANDUM OF COMMUNICATIONS SITE LEASE AGREEMENT

This Memorandum dated this _____ day of _____, 2016, by and between the **CITY OF BLOOMINGTON**, a Minnesota municipal corporation located at 1800 West Old Shakopee Road, Bloomington, Minnesota 55431 (hereinafter referred to as the "Landlord"), and **VERIZON WIRELESS (VAW) LLC** d/b/a Verizon Wireless, a Delaware limited liability company, with its address for notice located at 180 Washington Valley Road, Bedminster, New Jersey 07921 (hereinafter referred to as the "Tenant") is a record of that **COMMUNICATIONS SITE LEASE AGREEMENT** (hereinafter "Agreement") between Landlord and Tenant dated _____, 2016, which Agreement includes in part the following terms:

1. **Leased Premises.** This Agreement pertains to real property which is described in Exhibit "A" (hereinafter "Property"), which is attached hereto and incorporated herein by this reference.

2. **Term of Agreement and Options to Extend.** The initial term of the Agreement is for a five-year (5) period commencing June 1, 2016. The Agreement shall automatically be extended for up to four (4) additional five (5) year terms unless Tenant terminates it at the end of the then current term by giving Landlord written notice of the intent to terminate at least six (6) months prior to the end of the then current term.

3. **Successors and Assigns.** The terms, covenants and provisions of the Agreement extend to and are binding upon the respective executors, administrators, heirs, successor and assigns of Landlord and Tenant.

4. **Ratification of Lease.** The parties by this Memorandum intend to record a reference to the Agreement and do hereby ratify and confirm all of the terms and conditions of the Agreement and do hereby declare that the real property described in Exhibit "A" attached hereto is in all respects subject to all of the applicable provisions contained in the Agreement.

Landlord:

CITY OF BLOOMINGTON

By: _____
Name: _____
Its: Mayor _____

Date: _____

By: _____
Name: _____
Its: City Manager _____

Date: _____

Tenant:

VERIZON WIRELESS (VAW) LLC D/B/A
VERIZON WIRELESS

By: _____
Philip French
Its: Executive Director – Network

Date: 3/8/2016

Acknowledgments on following page

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LANDLORD ACKNOWLEDGMENT

STATE OF MINNESOTA)
) ss.
COUNTY OF HENNEPIN)

The foregoing instrument was acknowledged before me this _____, 2016,
by _____ as _____ Mayor _____ and by
_____ as _____ City Manager _____ of the City of Bloomington, a
municipal corporation, on behalf of the corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the
day and year first above written.

Signature of Person Taking Acknowledgment

TENANT ACKNOWLEDGMENT


A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which the certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) ss.
COUNTY OF CONTRA COSTA)

On March 8, 2016 before me, A. R. KRUSE-LUDTKE a Notary Public, personally appeared Phillip French who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature of Notary Public

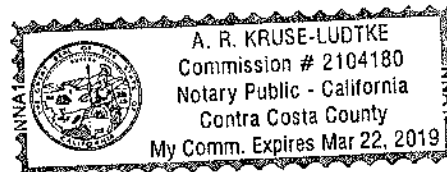


Exhibit "A"

(Property Description)

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Address: 301 90th Street East, Bloomington, Minnesota (Hennepin County)

Hennepin County Property Identification Number: 1002724410059

Legal Description: Lot 1, Block 1 of Bloomington 26th Addition recorded January 25, 1979 as Document No. 7593, Hennepin County, Minnesota.